082.0	0002	0069.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	831,800 / 831,800
					USE VALUE:	831,800 / 831,800
					ASSESSED:	831,800 / 831,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		MELANIE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TUTTLE MARK R--ETAL	
Owner 2:	TUTTLE-CHENG MARGARET	
Owner 3:		
Street 1:	8 MELANIE LANE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,405 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1984, having primarily Vinyl Exterior and 1802 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7405.000	382,300		449,500	831,800
Total Card	0.170	382,300		449,500	831,800
Total Parcel	0.170	382,300		449,500	831,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 461.60 | /Parcel: 461.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 144472

GIS Ref

GIS Ref

Insp Date 11/25/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 082.0-0002-0069.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	382,300	0	7,405.	449,500	831,800	831,800	Year End Roll	12/18/2019
2019	101	FV	293,400	0	7,405.	443,100	736,500	736,500	Year End Roll	1/3/2019
2018	101	FV	293,400	0	7,405.	340,300	633,700	633,700	Year End Roll	12/20/2017
2017	101	FV	293,400	0	7,405.	321,100	614,500	614,500	Year End Roll	1/3/2017
2016	101	FV	293,400	0	7,405.	295,400	588,800	588,800	Year End	1/4/2016
2015	101	FV	288,000	0	7,405.	276,100	564,100	564,100	Year End Roll	12/11/2014
2014	101	FV	288,000	0	7,405.	254,300	542,300	542,300	Year End Roll	12/16/2013
2013	101	FV	288,000	0	7,405.	254,300	542,300	542,300		12/13/2012

!6693!

PRINT

Date	Time
12/10/20	21:25:20

LAST REV

Date	Time
03/12/09	12:56:11
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6693

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GOVERMAN BARNET	21995-86		4/30/1992		218,575	No	No		Y

USER DEFINED

Prior Id # 1:	144472
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/9/2006	447	Manual	3,332					replace sliding gl

ACTIVITY INFORMATION

Date	Result	By	Name
11/25/2008	Meas/Inspect	355	PATRIOT
4/28/2000	Inspected	263	PATRIOT
1/13/2000	Mailer Sent		
1/13/2000	Measured	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7405		Sq. Ft.	Site		0	70.	0.87	6									449,503						449,500	

Total AC/HA: 0.17000 | Total SF/SM: 7405 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 449,503 | Spl Credit | Total: 449,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BGE/BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1984	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	21.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		21.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.23268580
Const Adj.:	0.99892789
Adj $ / SQ:	166.234
Other Features:	98500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	486353
Depreciation:	104080
Depreciated Total:	382274

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

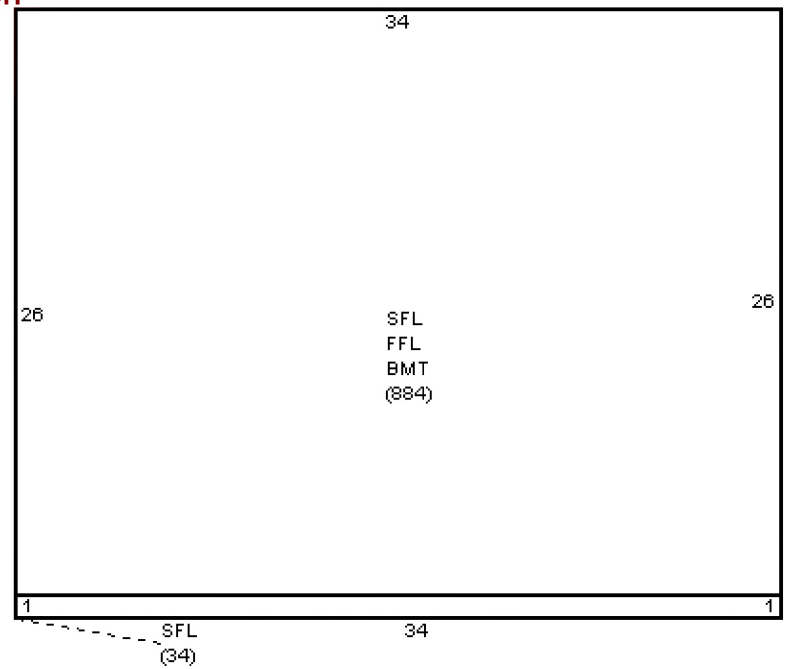
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	182.86
Special Features:	0	Val/Su Net:	142.33
Final Total:	382300	Val/Su SzAd	212.15

SKETCH



4

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	918	166.230	152,603
BMT	Basement	884	49.870	44,085
FFL	First Floor	884	166.230	146,951
	Net Sketched Area:	2,686	Total:	343,639
Size Ad	1802	Gross Are	2686	FinArea 1802

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

082.0-0002-0069.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: